

Memorandum

MIAMI-DADE
COUNTY

Date: August 17, 2005

COSHAC

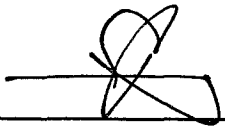
Agenda Item No. 3 (P)

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Approving 75-Year University of Miami Medical Practice Building Land Lease

The attached item is being placed on the Board of County Commissioners' agenda at the request of Marvin O'Quinn, President/CEO of Jackson Health System.



Deputy County Manager

MEMORANDUM

TO: Hon. Chairperson Joe A. Martinez and Members DATE: August 2, 2005
Board of County Commissioners

FROM: Marvin O'Quinn RE: Resolution Approving
President/CEO 75-Year University of
Jackson Health System Miami Medical Practice
Building Land Lease

STAFF RECOMMENDATION

At the June 13, 2005 meeting, the Executive Committee of the Board of Trustees of the Public Health Trust adopted a resolution (copy attached) approving a 75-year land lease on three parcels of land to the University of Miami Miller School of Medicine for the purpose of constructing and operating one or more buildings including a Medical Practice Building on County land generally described as the Papanicolau Tract, Tract C and a portion of Tract 4. The University of Miami will pay annual rental, however, the lease payments are to be determined during the annual operating agreement negotiations and based upon the market value of the property. The Trust recommends that the Board of County Commissioners authorize the County Manager or his designee to negotiate the lease and for the County Manager to execute it.

BACKGROUND

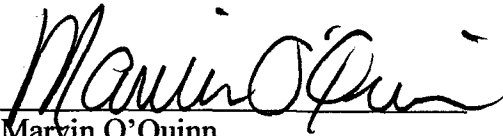
The University of Miami plans to construct one or more buildings, including a Medical Practice Building on the property for the use and benefit of the University of Miami Miller School of Medicine.

The University of Miami will fund and provide all code required parking for the new facilities related to the building projects so that the net parking impact of the project is zero. The proposed project will not create or impose any code requirements for additional parking on the Public Health Trust. In addition, the University will provide all utilities to support the new Medical Practice Building either by a stand-alone plant serving the new building or in a new campus-wide energy plant and chilled water loop.

The lease is planned to commence at the point the University can obtain the necessary regulatory permits and approvals. The University will also bring to the Public Health Trust's Facilities Committee the proposed project design for review and approval prior to the permitting process.

Honorable Chairperson Joe A. Martinez and Members
Board of County Commissioner
Resolution Approving 75-Year University of Miami
Medical Practice Building Land Lease
August 2, 2005
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There is a companion resolution seeking Board of County Commission authorization for the County Manager to enter into a declaration of restriction in lieu of unity of title with the University of Miami and the City of Miami for the subject parcels of land.


Marvin O'Quinn
President/CEO
Jackson Health System



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez **DATE:** September 8, 2005
and Members, Board of County Commissioners

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE COUNTY MANAGER
OR HIS DESIGNEE TO NEGOTIATE A 75-YEAR LAND
LEASE AGREEMENT WITH UNIVERSITY OF MIAMI FOR
THE MILLER SCHOOL OF MEDICINE'S MEDICAL
PRACTICE BUILDING AND AUTHORIZING THE COUNTY
MANAGER TO EXECUTE THE LEASE**

WHEREAS, pursuant to Chapter 25A of the Code this Board created the Public Health Trust ("PHT"); and

WHEREAS, Chapter 25A provides that the Trust shall be responsible for the operation, maintenance and governance of what are called "designated facilities"; and

WHEREAS, Chapter 25A further provides that the fee simple title to the "designated facilities" shall remain with Miami-Dade County; and

WHEREAS, the Executive Committee of the Board of Trustees pursuant to the attached resolution authorized the long term land lease for a period of 75-years for the University of Miami Miller School of Medicine's Medical Practice Building site ("Medical Practice Building"); and

WHEREAS, the lease will require execution by the County as the fee simple title holder of the Medical Practice Building site,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes the County Manager or his designee to negotiate a 75-year land lease agreement with the University of Miami for the Medical Practice Building site, and authorizes the County Manager to execute the lease subject to approval by the County Attorney.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Dennis C. Moss, Vice-Chairman	
Bruno A. Barreiro	Dr. Barbara Carey-Shuler
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of September, 2005. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.
Jeffrey Poppel



By: _____
Deputy Clerk

RESOLUTION NO. PHT 06/05 -

RESOLUTION AUTHORIZING THE PRESIDENT OR HIS DESIGNEE TO ENTER INTO A LAND LEASE AGREEMENT WITH THE UNIVERSITY OF MIAMI, AS "LESSEE" AND THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY AS "LESSOR" OF THREE PARCELS OF LAND DESCRIBED AS THE PAPANICOLAOU TRACT, TRACT C AND A PORTION OF TRACT 4 FOR A PERIOD OF SEVENTY-FIVE (75) YEARS AT A RATE TO BE DETERMINED DURING THE ANNUAL OPERATING AGREEMENT NEGOTIATIONS AND BASED UPON THE MARKET VALUE OF THE PROPERTY PER YEAR FOR THE CONSTRUCTION OF ONE OR MORE BUILDINGS, INCLUDING A MULTISPECIALTY MEDICAL PRACTICE BUILDING AND UNIVERSITY HOSPITAL ON THE PROPERTY FOR THE USE AND BENEFIT OF THE UNIVERSITY OF MIAMI MILLER SCHOOL OF MEDICINE; A RESOLUTION HAS ALREADY BEEN PASSED AUTHORIZING THE PHT TO ENTER INTO A DECLARATION OF RESTRICTION IN LIEU OF UNITY OF TITLE WITH THE UNIVERSITY OF MIAMI AND THE CITY OF MIAMI FOR THE SUBJECT PARCELS OF LAND.

(FUNDING: REVENUE ENHANCEMENT WILL BE DETERMINED DURING THE AOA NEGOTIATIONS PER YEAR)

WHEREAS, this Board desires to accomplish the purposes outlined in the attached agenda item;
and

WHEREAS, the President, Facilities Development, Fiscal Affairs, Purchasing, and Budget Committees
recommend approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA that this Board hereby authorizes the President or his designee to enter into a land lease agreement with the University of Miami as "Lessee" and the Public Health Trust of Miami-Dade as "Lessor" for the three parcels of land described as the Papanicolaou Tract, Tract C and a portion of Tract 4 for a period of seventy-five (75) years at rate to be determined during the Annual Operating Agreement ("AOA") negotiations and based upon the market value of the property per year for the construction of one or more buildings, including a multi-specialty medical practice building and the University Hospital on the property for the use and benefit of the University of Miami Miller School of Medicine; a resolution has already been passed authorizing the PHT to enter into a declaration of restriction in lieu of unity of title with the University of Miami and the City of Miami for the subject parcels of land. (Funding: Revenue Enhancement will be determined during the AOA negotiations per year) in accordance with the recommendation set forth in the agenda item attached hereto and incorporated herein by reference.

REQUEST

Staff requests authorization for the President or his designee to enter into a land lease with the University of Miami, as "Lessee" and the Public Health Trust, Miami-Dade as "Lessor" for the three parcels of land described as the Papanicolaou Tract, Tract C and a portion of Tract 4, for a period of seventy-five (75) years at rate to be determined during the annual operating agreement negotiations and based upon the market value of the property per year, for the construction of one or more buildings, including a multispecialty medical practice building AND University Hospital, on the property for the use and benefit of the University of Miami Miller School of Medicine; a resolution has already been passed authorizing the PHT to enter into a declaration of restriction in lieu of unity of title with the University of Miami and the City of Miami for the subject parcels of land. (Funding: Revenue Enhancement will be determined during the AOA negotiations per year).

BACKGROUND

The University of Miami plans to construct one or more buildings, including a multispecialty medical practice building and University Hospital, on the property for the use and benefit of the University of Miami Miller School of Medicine.

The University of Miami will fund and provide all code required parking for the new facilities so that the net impact of the project on the SD-10 district is zero. The proposed project will not create or impose any code requirements for additional parking on the Public Health Trust. The University will provide all utilities to support the new buildings.

The University will continue to adhere to its small business and minority participation policies. The University actively recruits and encourages licensed, insured, and bonded small businesses and minority vendors to participate in University construction projects.

The lease is planned to commence at the point the University can obtain the necessary regulatory permits and approvals. The University will also bring to the Facilities Development Committee the proposed facility plans upon completion of the design for review and approval prior to the permitting process.

RECOMMENDATION

I concur with Staff's recommendation to authorize the President or his designee to enter into a land lease with the University of Miami, as "Lessee" and the Public Health Trust, Miami-Dade as "Lessor" for the three parcels of land described as the Papanicolaou Tract, Tract C and a portion of Tract 4, for a period of seventy-five (75) years at rate to be determined during the annual operating agreement negotiations and based upon the market value of the property per year, for the construction of one or more buildings, including a multispecialty medical practice building and University Hospital, on the property for the use and benefit of the University of Miami Miller School of Medicine; a resolution has already been passed authorizing the PHT to enter into a declaration of restriction in lieu of unity of title with the University of Miami and the City of Miami for the subject parcels of land. (Funding: Revenue Enhancement will be determined during the AOA negotiations per year).

Marvin O'Quinn, President
The Public Health Trust

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Scale: N.T.S.

